BLOCK MANAGEMENT
LEAK DETECTION

Illustrative leak investigation report

Fictional example · Format demonstration only

1. Instruction and access

Example reference: DEMO-001. Fictional building: Example Court. No survey date, client, resident or surveyor is represented.

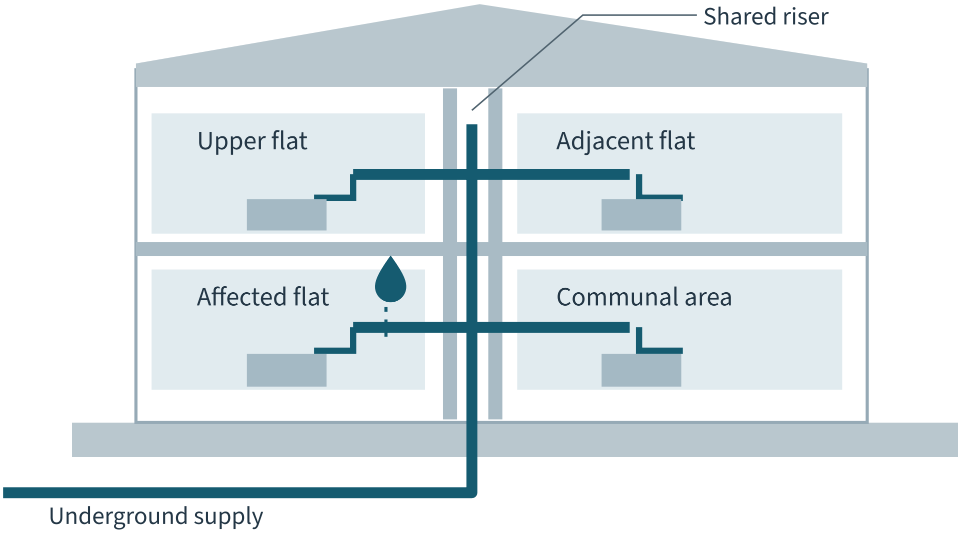
Example scope: investigate reported staining at a lower-flat ceiling beside a shared service riser. In this fictional scenario, the affected room and lower riser cupboard are accessible; the upper flat and concealed pipe connections are not.

2. Methods and observations

A real report would identify the equipment, test conditions, measurement locations and results. The table below demonstrates the structure without inventing instrument readings.

Evidence reference	Record required	Limit
O1 · Visual inspection	Location, extent and appearance of ceiling staining; dated photograph with permission.	Staining alone does not locate the source.
M1 · Moisture measurement	Instrument, material, scale, reading and comparison location.	No actual reading exists for this illustrative sample.
T1 · Thermal image	Original image, orientation, surface temperatures and interpretation.	No thermal image or surveyed temperature is represented here.

3. Image record and locations



Schematic illustration only. Not a surveyed pipe route, site photograph or thermal result.

A genuine report should identify each image by location, direction and evidence reference. Redact resident names, faces and unrelated belongings before sharing externally.

4. Findings, confidence and limitations

For this example, the source remains unconfirmed. The reported position warrants checking the service riser and the area above; it does not establish which pipe or flat is responsible.

Confidence: insufficient evidence to confirm the source. The inaccessible upper area and concealed connections limit the conclusion. There is no drying sign-off or confirmation that a repair is complete.

5. Recommended next steps

1. The property manager should arrange authorised access to the upper flat and relevant riser section.
2. The investigator should agree any further tests and isolation with the responsible person before proceeding.
3. Once the fault is established, obtain a separately defined repair and reinstatement scope.

This example does not determine liability, guarantee insurance payment or constitute expert-witness evidence. Actual scope, reporting format and turnaround require provider confirmation.